

DEED OF ASSIGNMENT OF TENANCY

This assignment is made on _____ (*insert date*)

BETWEEN:

The Landlord: (<i>name(s)</i>)	
Remaining Tenant: (<i>name(s) of tenant(s) not leaving the property</i>)	
Outgoing Tenant: (<i>name(s) of tenant(s) leaving the property</i>)	
Replacement Tenant: (<i>name(s) of tenant(s) joining the property</i>)	

The Property: (<i>insert address</i>)	
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THIS DEED OF ASSIGNMENT

is supplemental to the Tenancy Agreement dated _____ relating to the Property

Whereby it is agreed as follows (*remove clauses that do not apply*):

1. The Replacement Tenant has been provided with a copy of the inventory prepared on behalf of the Landlord at the start of the tenancy and has had the opportunity to compare the condition of the property as set out in the inventory with the condition of the property at the date of this Deed.
2. The Replacement Tenant and the Outgoing Tenant have settled the question of any deterioration at the Property since the date of the inventory. The Remaining Tenant and the Replacement Tenant agree to be responsible to the Landlord for any such deterioration, other than fair wear and tear.
3. The Remaining Tenant and the Outgoing Tenant assign to the Remaining Tenant and the Replacement Tenant the Property from the date of assignment as set out above for the remainder of the tenancy term.
4. The Landlord consents to this assignment.
5. The Landlord agrees that the Remaining Tenant and the Replacement Tenant have the same right to exercise any break clause in the Tenancy Agreement, as the Remaining Tenant and the Outgoing Tenant had before this assignment.

6. The Remaining Tenant and the Replacement Tenant agree with the Outgoing Tenant that they will keep the Outgoing Tenant indemnified against all payments and obligations arising from the Tenancy Agreement after the date of assignment.
7. The Remaining Tenant and the Replacement Tenant agree with the Landlord that from and including the date of assignment and thereafter during the remainder of the tenancy created by the Tenancy Agreement they will discharge and perform all obligations and make all payments required by the Tenancy Agreement.
8. The Remaining Tenant and Outgoing Tenant consent to an application by the Landlord to change any registration of the existing deposit for the purposes of statutory deposit protection into the name of the Remaining Tenant and the Replacement Tenant.
9. The Replacement Tenant agrees to reimburse the Outgoing Tenant the sum of £ _____ in respect of the Outgoing Tenant's share of the deposit previously paid to the Landlord.
10. References to the Tenancy shall include any extension or continuation of it.

IN WITNESS whereof the parties have signed this document as a deed on the date written at the top of this document.

SIGNED AS A DEED by The Landlord:
(all landlords to sign)
 in the presence of:
(insert witnesses name & address below)

SIGNED AS A DEED by the Remaining Tenant:
(all tenant(s) not leaving to sign)
 in the presence of:
(insert witnesses name & address below)

SIGNED AS A DEED by the Outgoing Tenant:
(all tenant(s) leaving to sign)
 in the presence of:
(insert witnesses name & address below)

SIGNED AS A DEED by the Replacement Tenant:
(all tenant(s) joining to sign)
 in the presence of:
(insert witnesses name & address below)